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The Grove, Wheatley Hills, Doncaster, DN2 5SB
Offers Over £200,000

**In the spirit of transparency and to ensure your full understanding of the property's requirements, we wish to draw your attention to an important aspect associated with the conservatory extension.

- The windows currently installed in the side elevation wall must be removed and the opening must be bricked up to match the existing structure in order to comply with Building Regulations and Planning Permission
- The purchase price is reflective of the necessary works required

Located on this popular tree lined avenue, a good sized extended 2 double bedroom detached bungalow. A lot of works have been undertaken, but some cosmetic finishing is required. It briefly comprises: Entrance porch into a long entrance hall, open plan lounge/ dining and garden area to the rear, fitted kitchen, utility room off, 2 double bedrooms, 4 piece bathroom with a walk in shower, plus an additional separate W/C. There are front and rear gardens, off road parking, side driveway and a detached garage. Popular location with access to Wheatley Hills many amenities, plus good access to the city centre. VIEWING IS HIGHLY RECOMMENDED.

ACCOMMODATION

Two PVC double glazed double opening doors open into an entrance porch.

ENTRANCE PORCH

This gives an outlook to the front with a further contemporary style composite door which leads into the entrance hall.

ENTRANCE HALL

This is a long hall, it is finished with a laminate floor covering, there is a central heating radiator, 3 ceiling light points and doors to;

OPEN PLAN LIVING DINING GARDEN ROOM

13'0" x 10'0" 10'10" x 9'9" (3.96m x 3.05m 3.30m x 2.97m)

A beautiful lounge/ dining/ garden room, this room extends the full width of the property, it has 2 PVC double glazed windows overlooking the rear garden, 2 PVC double glazed double opening doors which give access onto the rear decking. To the lounge area there is a double panel central heating radiator, laminate flooring, coving and a central ceiling light. To the garden room/ dining area there is a further double panel central heating radiator, a pitched polycarbonate style roof and a central ceiling light.

KITCHEN

13'0" x 9'0" (3.96m x 2.74m)

Fitted with a range of high and low level units finished with a grey cabinet door and a contrasting work surface. There is a four ring ceramic hob with a matching splashback, an extractor hood, an integrated double oven and a single drainer composite style sink with a mixer tap. Plumbing and space for a dishwasher and washing machine, a deep recess suitable for an American style fridge freezer,

inset spotlighting to the ceiling and a doorway giving access to a utility room.

UTILITY

This has space for a tumble dryer, 2 PVC double glazed windows and also houses the gas fired combination type boiler which supplies domestic hot water and central heating systems.

BEDROOM 1

15'6" into bay x 13'1" (4.72m into bay x 3.99m)

A large double bedroom, it has a deep PVC double glazed bay window to the front, boarded flooring, coving, a ceiling light and a central heating radiator plus a range of fitted wardrobes.

BEDROOM 2

15'6" into bay x 10'7" (4.72m into bay x 3.23m)

A good sized second double bedroom, it has a PVC double glazed bay window to the front, bordered floor, coving, a central ceiling light and built in wardrobes.

HOUSE BATHROOM

This is fitted with a four piece suite that comprises of a free standing bath with claw and ball feet and a free standing tap with a shower rinse, a separate walk in shower enclosure, a low flush W/C and a wash hand basin set on to a vanity unit. There is tiling to the walls and floor, a PVC double glazed window, inset spotlighting to the ceiling, an extractor fan and a contemporary style towel rail/ radiator.

SEPARATE W/C

Fitted with a modern white two piece suite comprising of a low flush W/C and a wash hand basin. There is coordinating tiles including tiled flooring, a contemporary style towel rail/ radiator, an extractor fan and a ceiling light.

OUTSIDE

To the front of the property there is a block paved garden, this provides off road parking with gated access continuing down the side of the property, designed for additional parking.

GARAGE

A concrete sectional garage with an up and over door and a personnel side door.

REAR GARDEN

The rear garden is slightly elevated with steps down to a lawn and a further area with storage sheds etc. The rear garden will need some rejuvenation however it is a good size. There is also an external water tap and external lighting.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply... YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

